

# **OLD GUN/ROBIOUS AREA PLAN**

**An Amendment To The Northern Area Land  
Use and Transportation Plan**

**Adopted By The Chesterfield County  
Board of Supervisors  
June 22, 1994**

**Prepared By The Chesterfield County  
Planning Department  
804/748-1050**

**Reformatted October 2006**

adopted *Northern Area Land Use and Transportation Plan*.

## **THE LAND USE PLAN**

### **INTRODUCTION**

Made up of established communities like Roxshire, Salisbury and Reed's Landing, the Old Gun/Robious area is home to some of the largest neighborhoods in Chesterfield County. Also within this area lie the few remaining large tracts of vacant land in the far northwestern part of Chesterfield. Presenting both opportunities and challenges, the growth of the Old Gun/Robious Study Area will be an important part of the County's future. The principal goal of the *Old Gun/Robious Area Plan* is to help effectively guide future development that may take place in the area, and at the same time, best serve the interests of neighborhood residents, property owners and all Chesterfield County citizens.

The purpose of this plan is only to recommend future land uses for the Old Gun/Robious area. While general concerns relating to changing population trends, public facilities and the environment were reviewed as part of this focused land use analysis, their broad impact crosses the boundaries of the study area, and will be more effectively addressed as part of Chesterfield's county-wide comprehensive planning effort.

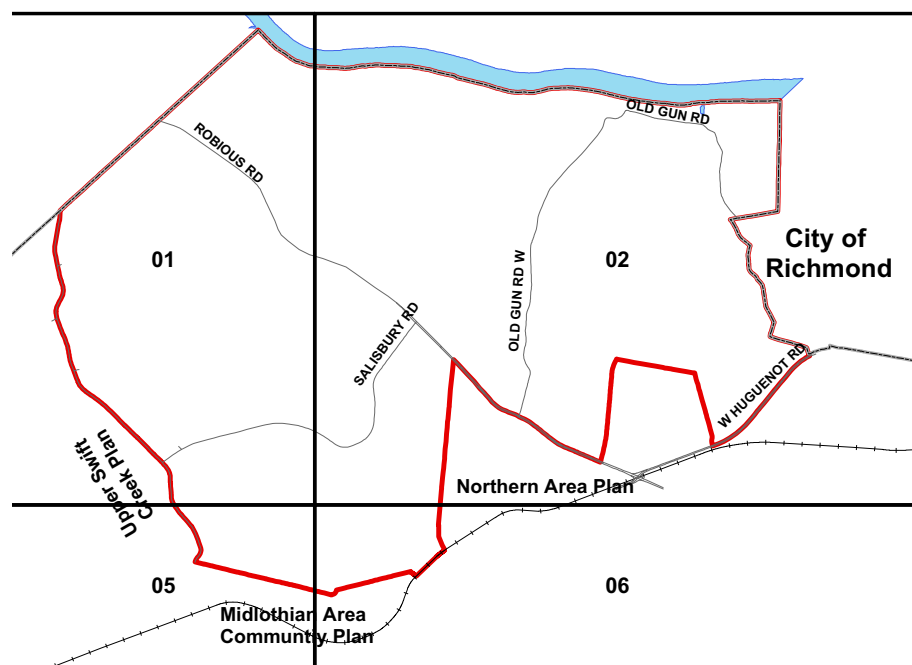
### **GOALS AND RECOMMENDATIONS**

Refer to the goals and recommendations of the

## The Old Gun/Robious Area Plan

In 2006, Chesterfield County Planning Department consolidated all individual land use plan maps in the Plan For Chesterfield into the county's Geographic Information System (GIS). The land use plan for The Old Gun/Robious Area Plan is now published in two forms: 1) as part of a countywide land use plan map, and 2) on land use plan grid map numbers 01,02,05,06

The recommended land use category definitions for the land use plan and the notes associated with the plan follows this page.



Copies of the Plan For Chesterfield countywide land use plan map and each of its more detailed 46 grid maps are available through the following sources:

- On the *Chesterfield County Planning Department* CD. This CD is included with paper copies of *The Plan for Chesterfield*, and also available separately from the Chesterfield County Planning Department.
- On Internet at <http://www.chesterfield.gov/plan>.

Questions Concerning the Plan For Chesterfield and its related land use plans should be directed to the Chesterfield County Planning Department at 804/748-1050 or [planning@chesterfield.gov](mailto:planning@chesterfield.gov).

## **The Old Gun/Robious Area Plan**

### **Land Use Plan Categories**

The following is a more detailed explanation of the land use plan categories found on the following Land Use Plan Map.

- **Low Density Residential:** Low density housing developed at one dwelling per acre or less.
- **Medium Density Residential:** 1.5 to 4 dwellings per acre.
- **Neighborhood Convenience Center:** Small-scale uses such as limited retail, personal services and offices. Higher density housing, such as town-houses, are also appropriate uses.

**The Old Gun/Robious Area Plan****Notes****Note 1:**

In order to promote effective residential transition, the size of future lots immediately adjacent to established residential neighborhoods in this area should be representative of the lot sizes in those neighborhoods

**Note 2:**

Location of the future Robious Landing Park, adjacent to the James River.

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POWHATAN  
COUNTY

CITY OF  
RICHMOND

JAMES RIVER

2

1

01

02

WINTERFIELD RD.

BRIGSTOCK RD.

ROBIOUS RD.

OLDGUN RD.

SALISBURY RD.

REFER TO  
UPPER SWIFT CREEK PLAN  
See Plan for Legend

REFER TO  
NORTHERN AREA PLAN  
See Plan for Legend

REFER TO  
MIDLOTHIAN AREA  
COMMUNITY PLAN  
See Plan for Legend

- 1 dwelling/acre  
or less
- 1.5 to 4 dwellings/acre
- Neighborhood convenience  
center

06

Prepared by Chesterfield County  
Planning Department  
October 2006



0 0.5 1 Miles